



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

TO: Planning Commission
FROM: Karen Nall
VIA: Mike Wulkan, Supervising Planner
DATE: August 8, 2013

SUBJECT: LRP 2008-00002: Land Use and Circulation Elements (LUCE)

The Land Use and Circulation Elements (LUCE) reorganization and consolidation project was continued from your Planning Commission's July 25 meeting. Please bring your agenda materials from the May 30th and July 25th agendas.

As a reminder, in response to your Commission's direction on May 30, staff has made a number of recommended changes to the LUCE documents. These changes are shown with underlines and ~~strikethroughs~~ on the Department's web site at:

<http://www.slocounty.ca.gov/planning/aboutLUCE.htm>



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE July 25, 2013	CONTACT/PHONE Karen Nall 781-5606 knall@co.slo.ca.us	APPLICANT County of San Luis Obispo	FILE NO. LRP2008-00002
SUBJECT Continued hearing to consider a request by the County of San Luis Obispo to amend the inland Land Use and Circulation Elements of the County General Plan and the Land Use Ordinance, Title 22 of the County Code. The proposal is a reorganization only and does not involve changes or updates to general plan goals, policies, programs, data, or statistics or changes in the effect of standards for development (planning area standards). This project consists of the following major parts: 1) The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas, based largely on watershed boundaries. 2) The plans for the four new inland planning areas are combined into a single document called The Area Plans. 3) Community plans are proposed for urban areas and villages. 4) Planning area standards in the Land Use Ordinance (LUO) are reorganized into rural and urban/village standards according to the new planning areas.			
RECOMMENDED ACTION Adopt the resolution to recommend that the Board of Supervisors: 1) Approve the proposed General Rule Exemption in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.); and 2) Adopt the following amendments: a) Inland Framework for Planning, Part I of the Land Use Element as set forth in Exhibit LRP2008-00002:B; b) The Inland Area Plans, Part II of the Land Use Element, as set forth in Exhibit LRP2008-00002:C; c) Community/Village Plans, Part III of the Land Use Element, as set forth in Exhibit LRP2008-00002:D; d) Amendments to the Official Maps, Part IV of the Land Use Element as set forth in Exhibit LRP2008-00002:E; e) The County General Plan Documents as set forth in Exhibit LRP2008-00002:F and f) Amendments to Title 22, Land Use Ordinance (Inland) as set forth in Exhibits LRP2008-00002:G-1, G-2, G-3, and G-4, subject to the findings as set forth in Exhibit A.			
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]			
LAND USE CATEGORY Not Applicable	COMBINING DESIGNATION Not Applicable	ASSESSOR PARCEL NUMBER Not Applicable	SUPERVISOR DISTRICT(S) 1,2,3,4 & 5
<p align="center">ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</p>			

PLANNING AREA STANDARDS: Not Applicable	
EXISTING USES: Not Applicable	
SURROUNDING LAND USE CATEGORIES AND USES: Not Applicable	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: inland Community Advisory Groups, Public Works, Environmental Health, Agricultural Commissioner, County Parks, CAL FIRE, County Assessor's Office, Health Commission, APCD, all incorporated Cities, County of Monterey, County of Santa Barbara	
TOPOGRAPHY: Not Applicable	VEGETATION: Not Applicable
PROPOSED SERVICES: Not Applicable	AUTHORIZED FOR PROCESSING DATE: July 15, 2008 / Modified March 29, 2011

DISCUSSION

Your Commission reviewed the proposed reorganization of the Land Use and Circulation Elements (LUCE) of the County's General Plan on May 30, 2013 and continued the discussion to the July 25, 2013 meeting. In response to your Commission's direction, staff has made a number of recommended changes to the LUCE documents. These changes are shown with underlines and ~~strikethroughs~~ on the Department's web site at:

<http://www.slocounty.ca.gov/planning/aboutLUCE.htm>

The following is a discussion of the items your Commission directed staff to modify and clarify.

Sub-Area References The term sub-area is used to note the former 11 planning areas in the four reorganized area plans. Your Commission noted that in the Carrizo and San Luis Obispo proposed plans, the term "sub-area" was not used consistently. The Introduction and Goals sections of the North County, South County and San Luis Obispo Area Plans have been revised to add additional language to help clarify the term "sub-area." The following is the example of the change for the North County Area Plan:

Chapter 1: Introduction and Goals

1.1 Overview

This plan consolidates and reorganizes the former Adelaida, El Pomar-Estrella, Las Pilitas, Nacimiento, and Salinas River planning areas, and the northern portions of the Los Padres and Shandon-Carrizo planning areas, into a single watershed-based planning area called the North County planning area (refer to Figure 1-1). The seven former planning areas are referred to throughout this document as "sub-areas". Encompassing 1,035,714 acres, the North County planning area is the largest of the County's four planning areas. It includes the unincorporated areas north of the Cuesta Ridge to Monterey County, and is bounded by the Coastal Zone to the west and Kern County to the east. It contains three unincorporated urban areas (San Miguel, Templeton, and Santa Margarita), all located along Highway 101, and six village areas (Creston, Heritage Ranch, Oak Shores, Garden Farms, Whitley Gardens, and Pozo). Chapter 7 of this plan addresses planning issues in the unincorporated area within the Atascadero and Paso Robles URLs.

The Carrizo and San Luis Obispo Area Plans have been re-reviewed. Edits have been made to clarify the term "sub-area" and any errors have been corrected. The following are examples of word changes:

Population Trends

The rate of population increase in the San Luis Obispo sub-planning-area averaged 4 percent per year from 1970 to 1975, but subsequently decreased to 2.8 percent per year during the 1980's. The population of the sub-planning-area (including the city) grew from 43,059 in 1980 to an estimated 54,901 in 1990, which accounted for approximately one-fourth of the county population. This rate of growth was substantially below the 3.6 percent average annual growth rate of the entire county. The lower growth rate reflected constraints to development in the San Luis Obispo area which are expected to continue limiting the rate of growth through the 1990's. More detailed information on population trends and projections in the San Luis Obispo sub-planning-area is found in Appendix A.3: Population and Economy Data.

In addition, an additional text box has been added to clarify the term. The following is the example of the text box from the North County Plan.

Note: Many of the goals, policies, and programs in this plan apply only within the former planning areas referred to as sub-areas. Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

Community/Village Plans and Rural Plans Relationship Your Commission wanted clarification regarding the relationship between the new area plans and the community and village plans. There are existing references to the Area Plans noted throughout the Community and Village Plans. The following is an example from the Templeton Community Plan:

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the North County Area Plan contains areawide land use and circulation policies affecting the community of Templeton. These policies are implemented in Templeton through the recommended programs in Chapters 3, 5, and 6 of this plan and the standards in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages).

Appendices The LUCE relocated data and statistical tables to an appendix. The appendix can be updated without a General Plan amendment. Your Commission requested clarification of references to the appendix. The following is an example used throughout the Area Plans:

Chapter 2: Population and Economy

The purpose of this chapter is to discuss the population and economy of the North County planning area. This discussion is grouped under headings for each of the seven North County sub-areas which are the former planning areas shown in Figure 1-1, and is current as of the dates specified in Table 1-1. Supporting data for this chapter is found in Appendix A.2: North County Population and Economy Data. A focused discussion on population and economy in each urban and village area is described in the Community/Village Plans (LUCE Part III).

Framework for Planning – General Plan Relationship Your Commission had questions regarding the hierarchy of the General Plan and the Framework for Planning and directed staff to add some clarifying language. The following are the proposed changes to the Introduction to the Land Use Element section of the Framework for Planning and a new proposed section titled “Implementing the General Plan.” Staff has also prepared a Users’ Guide to the General Plan which has been included in Exhibit H.

CHAPTER 1: INTRODUCTION TO THE LAND USE ELEMENT

The Land Use and Circulation Elements (LUCE) is part of the San Luis Obispo County General Plan. It describes the official County policy on the location of land uses and their orderly growth and development and it correlates land use with transportation. The County General Plan is the foundation upon which all land use decisions are based. California Planning Law requires the adoption of a comprehensive plan. The plan has been prepared in accordance with state law, and it has been adopted by the County Board of Supervisors.

Note: The terms “Land Use and Circulation Elements (LUCE)” and “Land Use Element (LUE)” are used interchangeably throughout this document and the County Land Use Ordinance.

The Land Use and Circulation Elements are two of the seven required general plan “elements.” In addition to the required elements, a city or county may adopt optional elements. The County has adopted five optional elements as shown in Table 1. Because all elements of the general plan have equal legal status, the general plan must resolve potential conflicts between or among the elements through clear language and consistent policy. The LUCE coordinates policies and programs in other county general plan elements that affect land use, and provides policies and standards for the management of growth and development in each unincorporated community and the rural areas of the county. The LUCE also serves as a reference point and guide for future land use planning studies throughout the county.

D. IMPLEMENTING THE GENERAL PLAN

In San Luis Obispo County, all required elements of the general plan have been adopted. These elements are implemented through a variety of ordinances that are adopted as part of the County Code, as well as through plans such as specific plans and design plans. Figure 1-5 shows the relationship of the general plan to the following documents that implement the general plan.

- The Land Use Ordinance (LUO) provides the principal method for implementation of the general plan by setting requirements for how particular land uses may be designed and developed. For example, it contains development standards and permit procedures, including features of site design, such as minimum parcel size, required setbacks, building heights, number and design of off-street parking spaces, and standards for grading, drainage and tree removal. The LUO also provides a legal basis for how the policies of the Land Use Element are implemented and enforced.
- The Real Property Division Ordinance contains the technical regulations and procedures for land divisions.
- The Growth Management Ordinance sets an annual rate of growth to ensure it does not outpace the available resources.

- The Address and Road Name Ordinance implements the general plan by specifying requirements and standards for naming of roads, addressing of properties and installation of road signs and individual addresses for structures. This ordinance was developed to aid public safety officials in locating properties during times of emergency.
- The Building and Construction Ordinance, in conjunction with the California Building Code, Plumbing Code, Mechanical Code, etc., contains the technical code requirements for building construction also implements the general plan.
- The Public Facilities Fees Ordinance provides for the collection of fees from certain new development in order to help finance the construction, expansion and improvement of public facilities such as parks, fire stations, sheriff's substations, and libraries.
- Specific Plans are a tool for the systemic implementation of the general plan and are adopted as part of the Land Use Ordinance. They establish a link between general plan policies and the individual development proposals in a defined area.
- Design Plans are adopted as part of the Land Use Ordinance to provide design-related policies, programs and standards that supplement the planning area standards.
- The County Facilities and Infrastructure Five Year Capital Improvement Plan prioritizes facilities and infrastructure improvements, together with funding sources, which will be considered for development over a five-year time frame.

Corrections Your Commission noted three minor typos that needed correcting; one change in the San Luis Obispo Area Plan and two changes to the planning area standards. Those changes have been made.

ATTACHMENTS

1. Exhibit LRP2008-00002:A - Findings
2. Exhibit LRP2008-00002:B - Amendments to Part 1 - Inland Framework for Planning
3. Exhibit LRP2008-00002:C - The Inland Area Plans, Part II of the Land Use Element
4. Exhibit LRP2008-00002:D - Community/Village Plans, Part III
5. Exhibit LRP2008-00002:E – Amendments to the Official Maps, Part IV of the Land Use Element
6. Exhibit LRP2008-00002:F Amendments to County General Plan Documents for Article 9.5 Dalidio references
7. Exhibit LRP2008-00002:G-1 - Amendments to Article 9 - Planning Area Standards – Title 22, Land Use Ordinance (Inland)
8. Exhibit LRP2008-00002:G-2 - Amendments to Article 10 - Community Planning Standards - Title 22, Land Use Ordinance (Inland)
9. Exhibit LRP2008-00002:G-3 – Highway Corridor Design Standards and Transit Oriented Standards, Title 22, Land Use Ordinance (Inland)
10. Exhibit LRP2008-00002:G-4 – Reference Updates to Title 22, Land Use Ordinance (Inland)
11. Exhibit H - Users' Guide to the General Plan

EXHIBIT LRP2008-00002: A - FINDINGS*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Amendment

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because, with the exception of minor non-substantive changes, no language in the documents was changed.
- C. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area in conformance with the existing standards of the Land Use Ordinance.
- D. The proposed amendments will consolidate and reorganize planning area boundaries and area plans, saving time and costs when plans are updated in the future, and will consolidate the goals, policies, programs, and information for communities into separate plans, making the overall LUCE easier to use.

Exhibit LRP 2008-00002:B Amendments to Part I - Inland Framework for Planning

The Revised Draft of Amendments to Part I - Inland Framework for Planning - Land Use and Circulation Elements (LUCE) Revised Draft 7/25/13 is on file with the Clerk of the Planning Commission.

The public can access a copy at the Clerk's office or through the Department of Planning and Building website: www.sloplanning.org

Exhibit LRP 2008-00002:C Part II – The Inland Area Plans

The revised draft July 25, 2013 of Part II - The Areas Plans, made up of the following:

- **Carrizo Area Plan**
- **North County Area Plan**
- **San Luis Obispo Area Plan**
- **South County Area Plan**

is on file with the Clerk of the Planning Commission.

The public can access a copy of the Land Use and Circulation Elements (LUCE) at the Clerk's office or through the Department of Planning and Building website: www.sloplanning.org

Exhibit LRP 2008-00002:D Part III – Community / Village Plans

**A copy of Part III – Community /Village Plans,
which is made up of the following:**

**Avila Beach Community Plan
California Valley Village Plan
Creston Village Plan
Heritage Ranch Village Plan
Los Ranchos/Edna Village Plan
Nipomo Community Plan
North County Villages Plan
Oak Shores Village Plan
Oceano Community Plan
San Miguel Community Plan
Santa Margarita Community Plan
Shandon Community Plan
South County Villages Plan
Templeton Community Plan**

is on file with the Clerk of the Planning Commission.

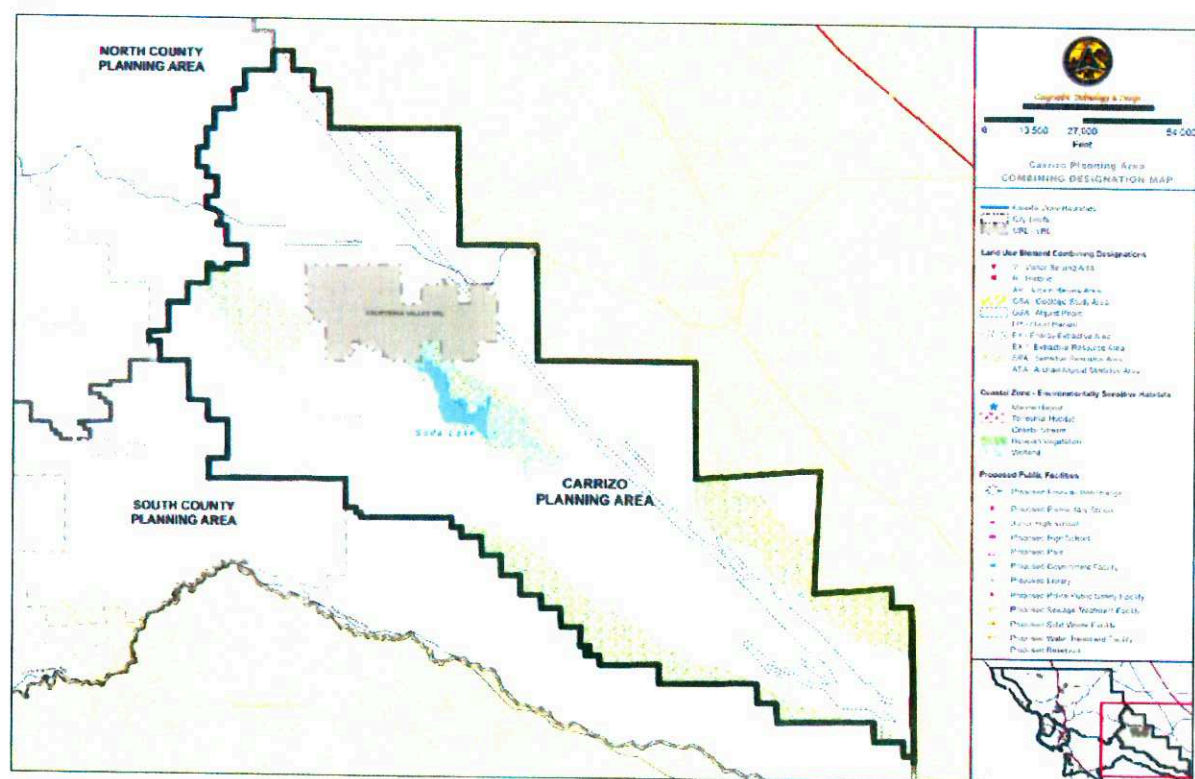
**The public can access a copy of the Land Use and
Circulation Elements (LUCE) at the Clerk's office or
through the Department of Planning and Building
website: www.sloplanning.org**

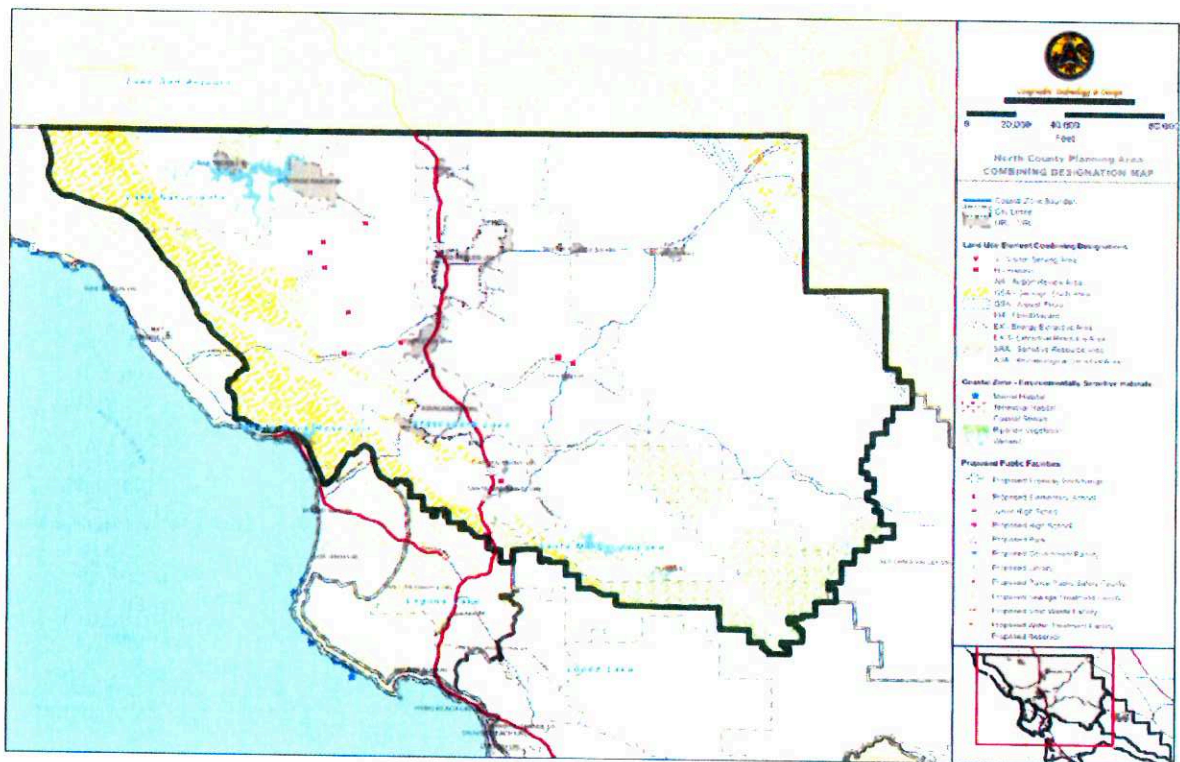
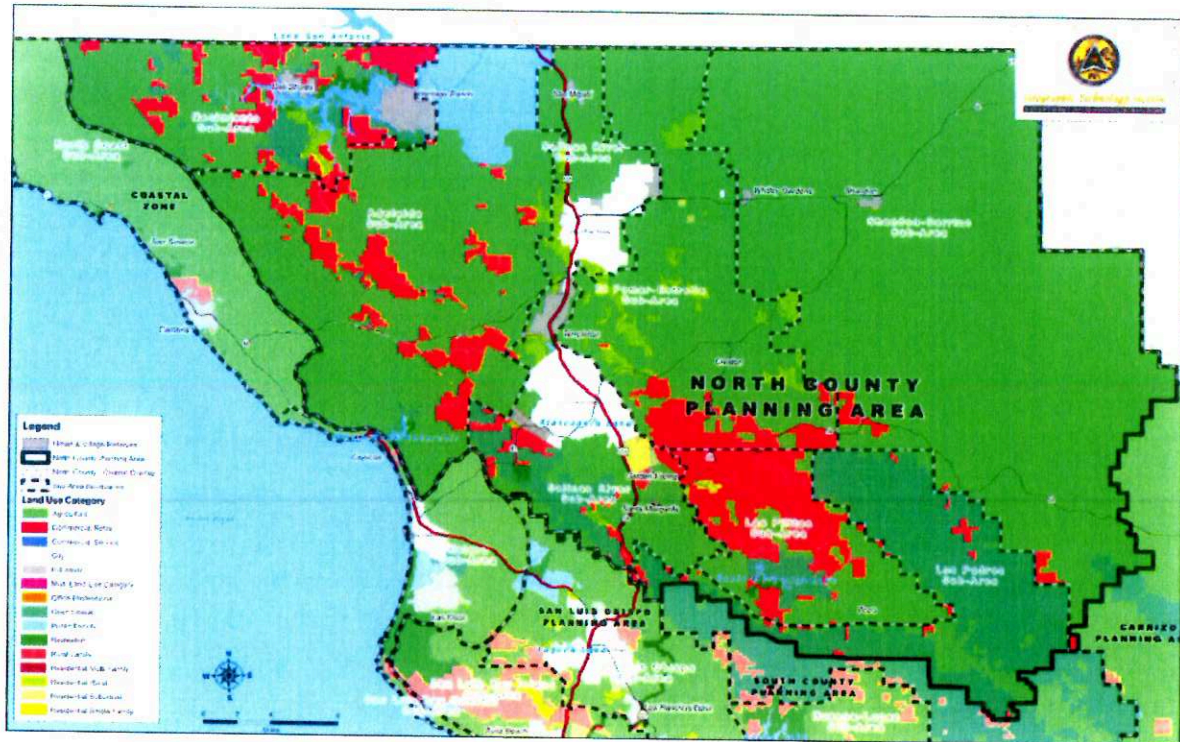
**Members of the Planning Commission - these plans were
provided to the Commissioners on a flash drive under
separate cover.**

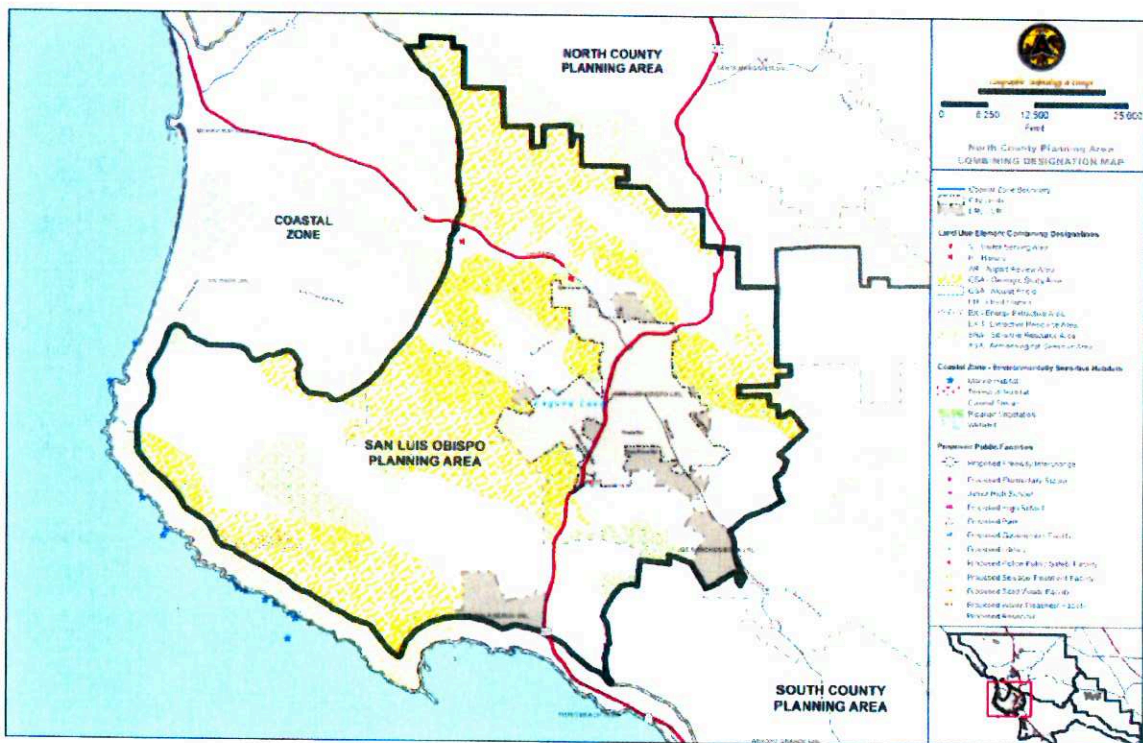
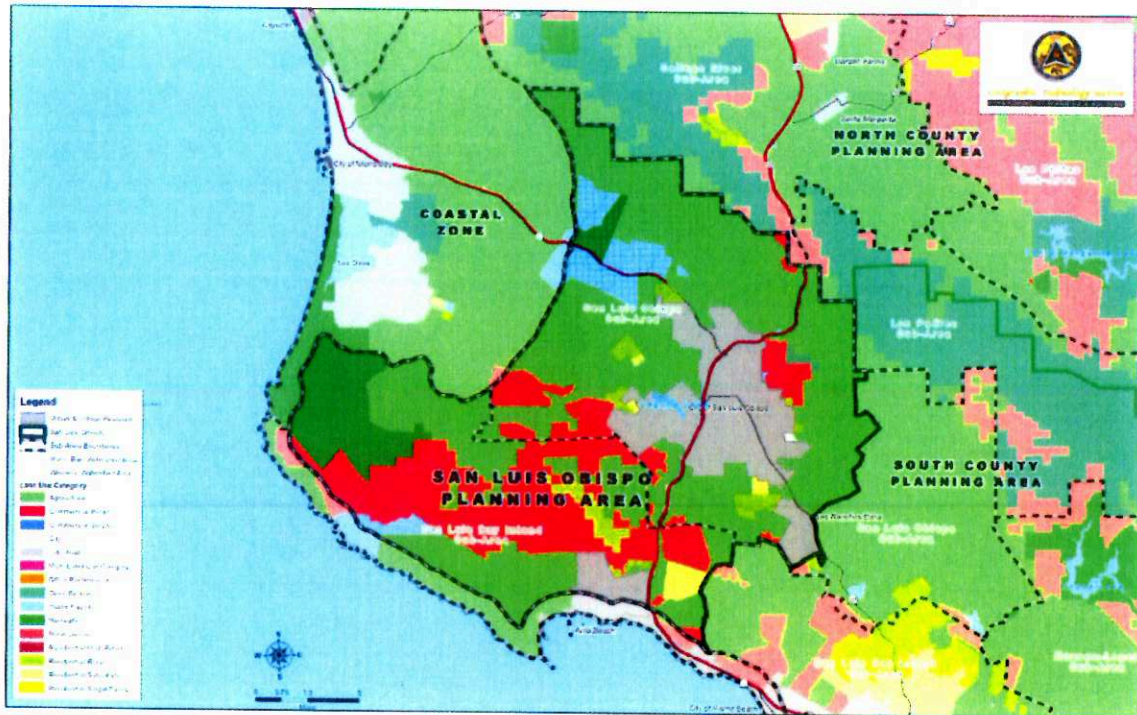
Exhibit LRP 2008-00002:E Amendments to the Official Maps

Amendments to the Official Maps, Part IV of the Land Use Element to change the planning area boundaries on all applicable Official Maps to reflect the revised inland planning area boundaries.

No changes are proposed to any land use category or combining designation.







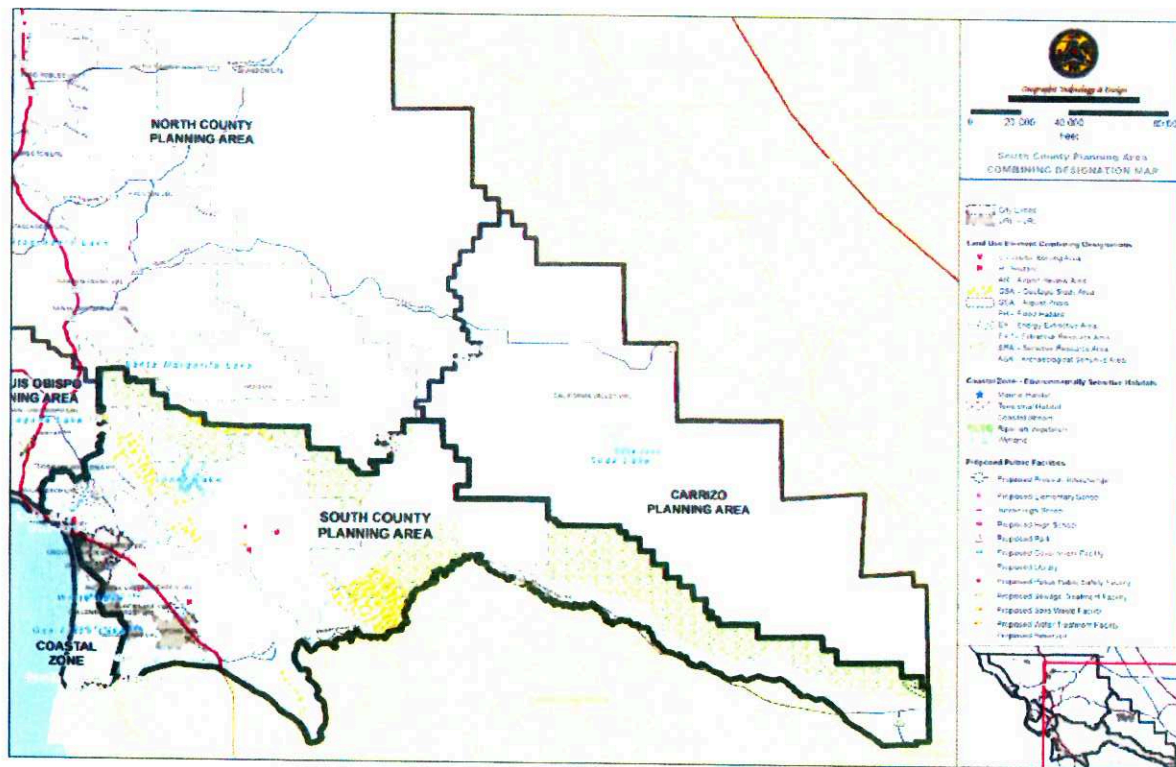
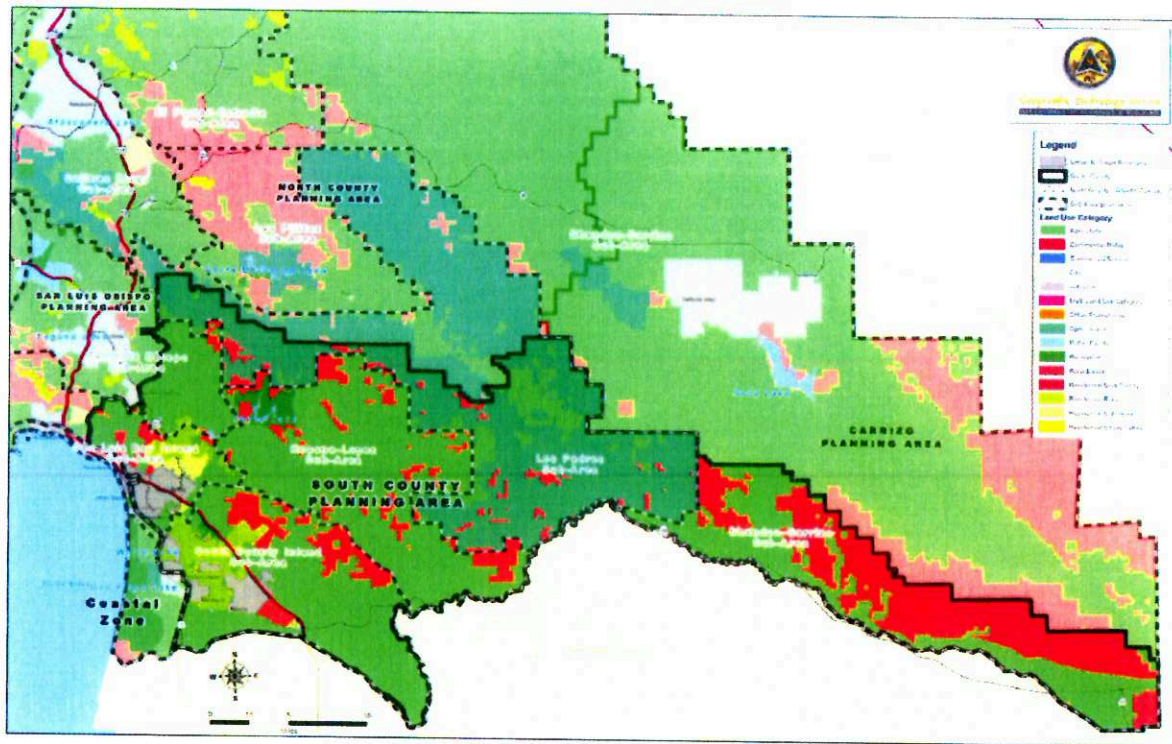


Exhibit LRP 2008-00002:F

Amendments to the San Luis Obispo County General Plan to delete all references to Article 9.5 referring to Dalidio Ranch Zoning District and replace with references to Article 11 in the following Elements:

**Agriculture Element
Conservation and Open Space
Economic Element
Housing Element
Safety Element**

Exhibit LRP 2008-00002:G-1

**Amendments to Article 9 - Planning Area
Standards - Title 22,
Land Use Ordinance (Inland)**

**A copy of Amendments to Article 9 - Planning Area
Standards - Title 22, Land Use Ordinance (Inland) is
on file with the Clerk of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the amendments to
Article 9 were provided to the Commissioners on a flash
drive under separate cover.**

Exhibit LRP 2008-00002:G-2

Amendments to Article 10 - Community Planning Standards - Title 22, Land Use Ordinance (Inland)

**A copy of Amendments to Article 10 - Community
Planning Standards - Title 22, Land Use Ordinance
(Inland) is on file with the Clerk of the Planning
Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the amendments to
Article 10 were provided to the Commissioners on a flash
drive under separate cover.**

Exhibit LRP 2008-00002:G-3

**Highway Corridor Design Standards and
Transit Oriented Standards, Title 22,
Land Use Ordinance (Inland)**

**A copy of Highway Corridor Design Standards and
Transit Oriented Standards, Title 22,
Land Use Ordinance (Inland) is on file with the Clerk
of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:**

www.sloplanning.org

**Members of the Planning Commission – the Highway
Corridor Design Standards and Transit Oriented Standards
were provided to the Commissioners on a flash drive under
separate cover.**

Exhibit LRP 2008-00002:G-4

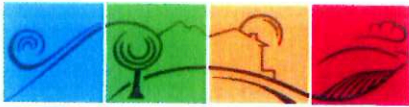
Reference Updates to Title 22, Land Use Ordinance, (Inland)

**A copy of Reference Updates to Title 22,
Land Use Ordinance (Inland) is on file with the Clerk
of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:**

www.sloplanning.org

**Members of the Planning Commission – the Reference
Updates to Title 22, Land Use Ordinance, were provided to
the Commissioners on a flash drive under separate cover.**



USER'S GUIDE TO THE GENERAL PLAN

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

The San Luis Obispo County General Plan is the foundation upon which all land use decisions are based. Its main purposes are to illustrate the public policy for future land use for both public and private lands, and to provide the County Board of Supervisors, Planning Commission, Subdivision Review Board and Zoning Administrator (Hearing Officer) with specific direction for future decisions affecting land use development.

WHY HAVE A GENERAL PLAN?

California Planning Law requires the adoption of a comprehensive plan:

"Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

-Government Code Section 65300

There are seven required general plan "elements":

- | | | | |
|--------------|----------------|----------|-----------|
| ♦ Land Use | ♦ Circulation | ♦ Safety | |
| ♦ Open Space | ♦ Conservation | ♦ Noise | ♦ Housing |

The first state law requiring the preparation of a comprehensive plan was adopted in 1927. In 1955, the preparation of a two-element comprehensive plan, which included land use and circulation, was required. Housing was added as a required element in 1967, Conservation and Open Space in 1970, Seismic Safety, Noise and Scenic Highways in 1971, and Safety in 1975. In 1984, Scenic Highways was dropped as a mandatory element and Seismic Safety was merged with Safety, resulting in the seven elements that are required today.

In addition to the required elements, a city or county may adopt optional elements. The county has adopted five optional elements:

- | | | |
|-------------------|-------------------------------|------------------------|
| ♦ Agriculture | ♦ Economic | ♦ Parks and Recreation |
| ♦ Offshore Energy | ♦ Master Water and Sewer Plan | |

Because all elements of the general plan have equal legal status, the general plan must resolve potential conflicts between or among the elements through clear language and consistent policy.

THE COUNTY'S REQUIRED & OPTIONAL ELEMENTS OF THE GENERAL PLAN

✕ Land Use and Circulation Element (Inland & Coastal)

The Land Use and Circulation Element (LUCE) has the broadest scope of the seven required elements. It designates the general distribution and intensity of uses of land for housing, commercial, industry, open space, education, public facilities, and other categories of both public and private uses. Because the LUCE is so extensive, it is sometimes mistaken for the entire general plan. Through its text and maps, the LUCE establishes the pattern for land use. In addition, the LUCE identifies the general location of existing and proposed roads and provides definitions of road types (i.e., arterial, collector, local). Maps accompanying the area and community plans show the location of roads, their classification and any proposed extensions or realignments.

There are four components that make up both the Inland LUE and the Coastal Zone LUE.

♦ **Framework for Planning**

Framework for Planning provides a comprehensive overview of the county's land use policies and defines land use categories (zoning). In the Coastal Zone, it also contains Coastal Table O, a matrix that specifies the uses that are allowed in each land use category, and provides a definition for each type of use for properties located in the Coastal Zone. This table is located in the Land Use Ordinance for the Inland portions of the County. Framework also sets the guidelines for amendments to the general plan and ordinance

♦ **The Area Plans**

Coastal Zone

- North Coast
- Estero
- San Luis Bay
- South County

Inland

- NorthCounty
- South County
- San Luis Obispo
- Carrizo

The Area Plans are 8 separate reports, divided by watershed and geographic area that contain policies, programs, land use regulations and maps. In the Coastal Zone, each area plan also establishes development standards, called *planning area standards* that set special requirements. These standards are found in the Land Use Ordinance for the Inland portions of the County.

♦ **The Community / Village Plans**

Inland

- Avila Beach
- California Valley
- Creston
- Heritage Ranch
- Los Ranchos/Edna
- Nipomo
- North County Villages
- Oak Shores
- Oceano
- San Miguel
- Santa Margarita
- Shandon
- South County Villages
- Templeton

♦ **Official Maps**

The up-to-date Official Maps of the LUCE show precisely where the land use categories are applied. They act as the county's zoning maps.

♦ Within the coastal zone of the county there is an additional component, **the Coastal Plan Policies.**

✂ **Agriculture Element**

The Agriculture Element establishes strategies for protecting and preserving productive agriculture in the county. It identifies those areas of the county with productive farms, ranches and soils. It also establishes goals, policies and implementation measures that will enable their long-term stability and productivity.

✕ **Conservation and Open Space Element**

The Conservation and Open Space Element seeks to conserve and protect important natural resources while balancing the needs of the natural and built environments. This Element establishes goals, policies and implementation measures that promote efforts to prevent or eliminate damage to the environment, support environmental restoration, preserve ecological systems and ensure long term economic, social and environmental vitality. The Energy chapter of this Element was developed to enhance public awareness of energy efficiency and conservation and to adopt policies to move the County toward the production of environmentally sustainable, renewable energy supplies that do not degrade ecosystems.

✕ **Economic Element**

The Economic Element was adopted to establish a commitment to economic vitality, to set priorities for types and locations of desirable economic development and to identify strategies for retaining existing businesses and attracting new ones that provide employment for county residents. The Economic Element's main goal is to recognize the importance of economic activity in enabling the residents to find employment and pursue the lifestyles they value.

✕ **Energy Element (Offshore)**

The Energy Element (Offshore) was developed to enhance public awareness and participation in decisions regarding offshore oil and gas activities and related onshore facilities. It is an educational document that provides a summary of county policy and direction regarding development of off-shore petroleum resources.

✕ **Housing Element**

The Housing Element is an assessment of housing needs for all segments of the community and all economic groups. It provides an evaluation of the county's housing problems, including an analysis of the housing supply and the availability of affordable housing. This Element provides information concerning the amount of land and dwelling units needed to provide a full range of housing, consistent with the California Housing and Community Development Department's determination of the county's regional share of housing need, in the Regional Housing Needs Plan.

✕ **Noise Element**

The Noise Element identifies and evaluates major sources of noise within the county. It defines measures to be used by new development to reduce noise to a level that is not damaging or disruptive. The Noise Element has two parts; the Policy Document and the Acoustical Design Manual.

✕ **Parks and Recreation Element**

The Parks and Recreation Element is an optional element of the general plan designed to preserve and protect the county's existing and proposed recreation resources. This Element establishes goals, policies and implementation measures for management, renovation and expansion of existing, and development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county.

✕ **Safety**

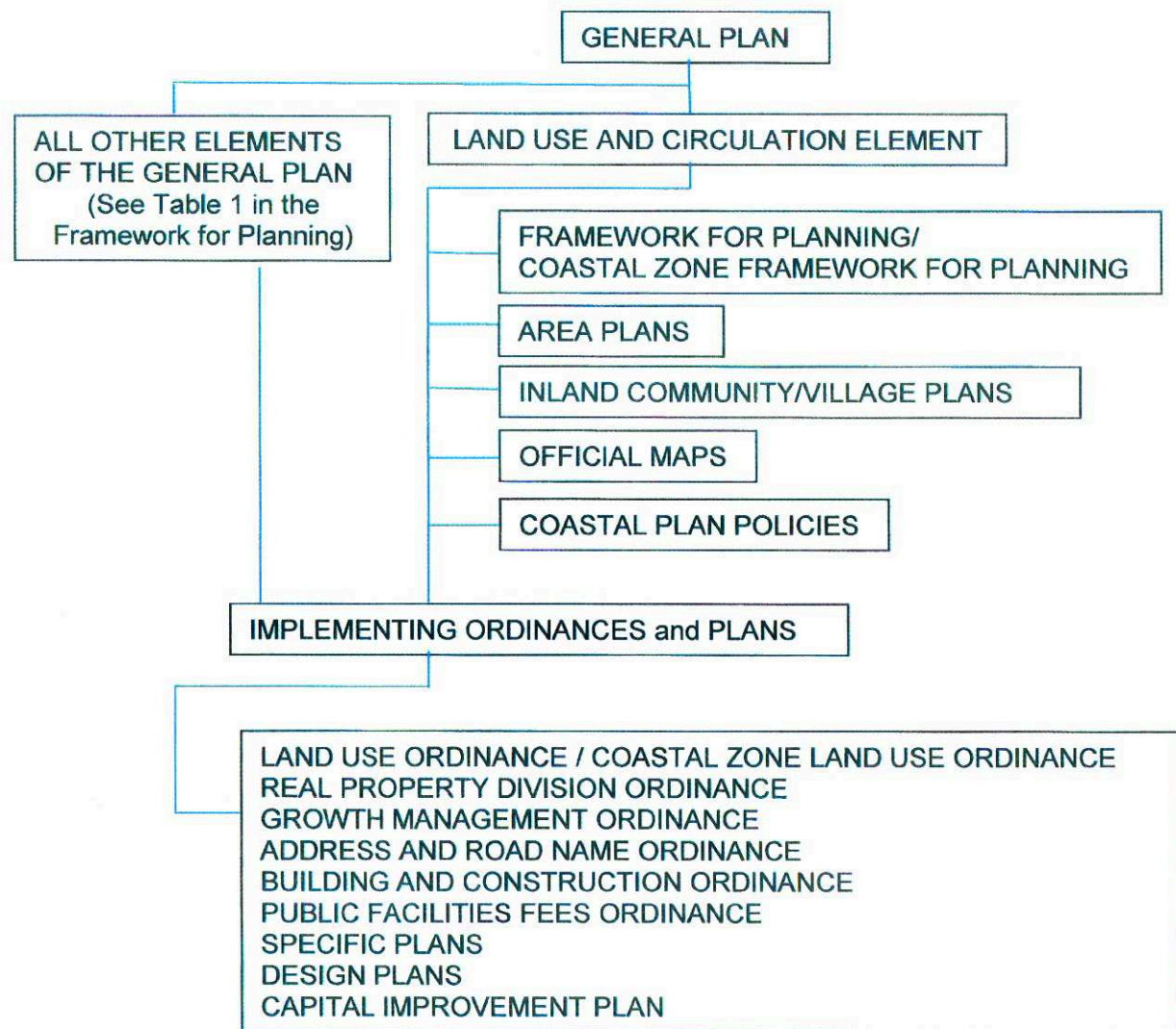
The Safety Element establishes policies and programs to protect the community from risks associated with fires, flood, geologic hazards, earthquakes, and other natural disasters. In order to reduce loss of life, serious injury, and damage to property, the Safety Element requires safety to be considered in the planning and development process.

IMPLEMENTING THE GENERAL PLAN

In San Luis Obispo County, all required elements of the general plan have been adopted. These elements are implemented through a variety of ordinances that are adopted as part of the county code.

- The *Land Use Ordinance (LUO)* and the *Coastal Zone Land Use Ordinance (CZLUO)* provides the principal method for implementation of the general plan by setting requirements for how particular land uses may be designed and developed. For example, it contains development standards and permit procedures, including features of site design, such as minimum parcel size, required setbacks, building heights, number and design of off-street parking spaces, and standards for grading, drainage and tree removal.

- The *Real Property Division Ordinance* contains the technical regulations and procedures for land divisions.
- The *Growth Management Ordinance* sets an annual rate of growth to ensure it does not outpace the available resources.
- The *Address and Road Name Ordinance* implements the general plan by specifying requirements and standards for naming of roads, addressing of properties and installation of road signs and individual addresses for structures. This ordinance was developed to aid public safety officials in locating properties during times of emergency.
- The *Building and Construction Ordinance*, in conjunction with the California Building Code, Plumbing Code, Mechanical Code, etc., contains the technical code requirements for building construction also implements the general plan.
- The *Public Facilities Fees Ordinance* provides for the collection of fees from certain new development in order to help finance the construction, expansion and improvement of public facilities such as parks, fire stations, sheriff's substations, and libraries.
- *Specific Plans* are a tool for the systemic implementation of the general plan and are adopted as part of the Land Use Ordinance. They establish a link between general plan policies and the individual development proposals in a defined area.
- *Design Plans* are adopted as part of the Land Use Ordinance to provide design-related policies, programs and standards that supplement the planning area standards.
- The County Facilities and Infrastructure Five Year *Capital Improvement Plan* prioritizes facilities and infrastructure improvements, together with funding sources, which will be considered for development over a five-year time frame.





SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

TO: Planning Commission

FROM: Mike Wulkan, Supervising Planner

DATE: July 23, 2013

SUBJECT: July 25, 2013 Agenda Item #5: Land Use and Circulation Elements (LUCE): Continuance recommended

The Land Use and Circulation Elements (LUCE) reorganization and consolidation project is scheduled for the July 25th Planning Commission meeting after having been continued from the May 30th Commission meeting.

Staff recommends that your Planning Commission continue this item to the August 8, 2013 Commission meeting so that Commissioner Topping can have a chance to participate in the hearing when he returns from his absence. A continuance would also give Commissioner Meyer more time to review the video of the May 30th meeting, enabling him to participate in the next hearing as well.



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE May 30, 2013	CONTACT/PHONE Karen Nall 781-5606 knall@co.slo.ca.us	APPLICANT County of San Luis Obispo	FILE NO. LRP2008-00002
SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend the inland Land Use and Circulation Elements of the County General Plan and the Land Use Ordinance, Title 22 of the County Code. The proposal is a reorganization only and does not involve changes or updates to general plan goals, policies, programs, data, or statistics or changes in the effect of standards for development (planning area standards). This project consists of the following major parts: 1) The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas, based largely on watershed boundaries. 2) The plans for the four new inland planning areas are combined into a single document called The Area Plans. 3) Community plans are proposed for urban areas and villages. 4) Planning area standards in the Land Use Ordinance (LUO) are reorganized into rural and urban/village standards according to the new planning areas.			
RECOMMENDED ACTION Adopt the resolution to recommend that the Board of Supervisors: <ol style="list-style-type: none"> 1) Approve the proposed General Rule Exemption in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.); and 2) Adopt the following amendments: <ol style="list-style-type: none"> a) Inland Framework for Planning, Part I of the Land Use Element as set forth in Exhibit LRP2008-00002:B; b) The Inland Area Plans, Part II of the Land Use Element, as set forth in Exhibit LRP2008-00002:C; c) Community/Village Plans, Part III of the Land Use Element, as set forth in Exhibit LRP2008-00002:D; d) Amendments to the Official Maps, Part IV of the Land Use Element as set forth in Exhibit LRP2008-00002:E; e) The County General Plan Documents as set forth in Exhibit LRP2008-00002:F and f) Amendments to Title 22, Land Use Ordinance (Inland) as set forth in Exhibits LRP2008-00002:G-1, G-2, G-3, and G-4, subject to the findings as set forth in Exhibit A. 			
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]			
LAND USE CATEGORY Not Applicable	COMBINING DESIGNATION Not Applicable	ASSESSOR PARCEL NUMBER Not Applicable	SUPERVISOR DISTRICT(S) 1,2,3,4 & 5
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

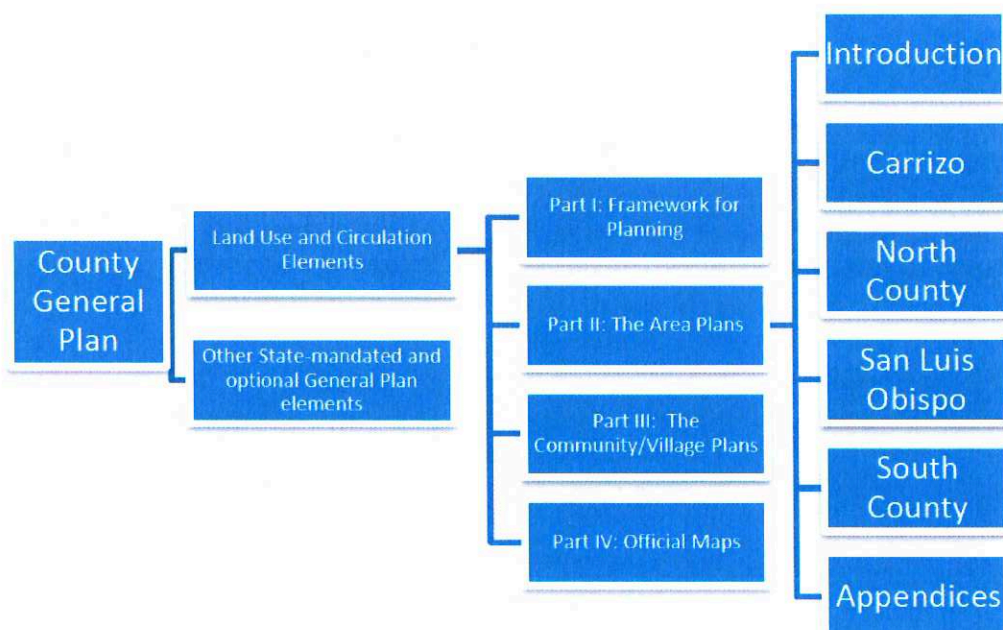
PLANNING AREA STANDARDS: Not Applicable	
EXISTING USES: Not Applicable	
SURROUNDING LAND USE CATEGORIES AND USES: Not Applicable	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: inland Community Advisory Groups, Public Works, Environmental Health, Agricultural Commissioner, County Parks, CAL FIRE, County Assessor's Office, Health Commission, APCD, all incorporated Cities, County of Monterey, County of Santa Barbara	
TOPOGRAPHY: Not Applicable	VEGETATION: Not Applicable
PROPOSED SERVICES: Not Applicable	AUTHORIZED FOR PROCESSING DATE: July 15, 2008 / Modified March 29, 2011

PROJECT SUMMARY

The Board of Supervisors originally authorized a major update and consolidation of the Land Use and Circulation Elements (LUCE) of the County General Plan in July of 2008. In March of 2011, the Board revised the authorization to a scaled-back project to just consolidate and reorganize the Inland Land Use Element and Land Use Ordinance. This proposal does not involve changes or updates to general plan goals, policies, programs, data, or statistics. In addition, there will be no change in the effect of existing planning area standards. The proposed LUCE reorganization includes the following:

- The 11 existing inland planning areas are consolidated and reorganized into four new inland planning areas based largely on watershed boundaries.
- The plans for the four new inland planning areas are combined into a single document called The Area Plans.
- Individual community and village plans are proposed for urban areas and villages.
- The planning area standards in the Land Use Ordinance are reorganized into rural and urban/village standards according to the new planning areas.

The following charts and discussion detail the proposed LUCE organization and consolidation:



Attachment 5 1-3

Planning Commission

LRP2008-00002 County of SLO - Land Use and Circulation Elements (LUCE) Reorganization

Page 3



Part I – Framework for Planning

The Framework for Planning document outlines the overall organization of the Land Use and Circulation Elements. It contains land use and circulation policies and the descriptions of purpose and character for each land use category. The proposed changes to the document are to reflect the proposed changes to the overall reorganization of the LUCE. No changes are proposed to any policy or land use category definition.

Part II – The Area Plans

Currently, there are 11 inland area plans. These plans describe where land use categories are applied and establish policies and programs for land use, circulation, public facilities, services, and resources. The proposed Area Plans document consolidates and reorganizes the contents of the 11 former area plans into plans for the following four new regional planning areas:

- Carrizo
- North County
- San Luis Obispo
- South County

The boundaries of the four new planning areas are based largely on watershed boundaries. The geographic boundaries of the 11 former planning areas have been preserved as “sub-areas” of the four new regional planning areas. All changes are for reorganization and reformatting purposes. No changes are proposed to any policies, programs, data, or statistics.

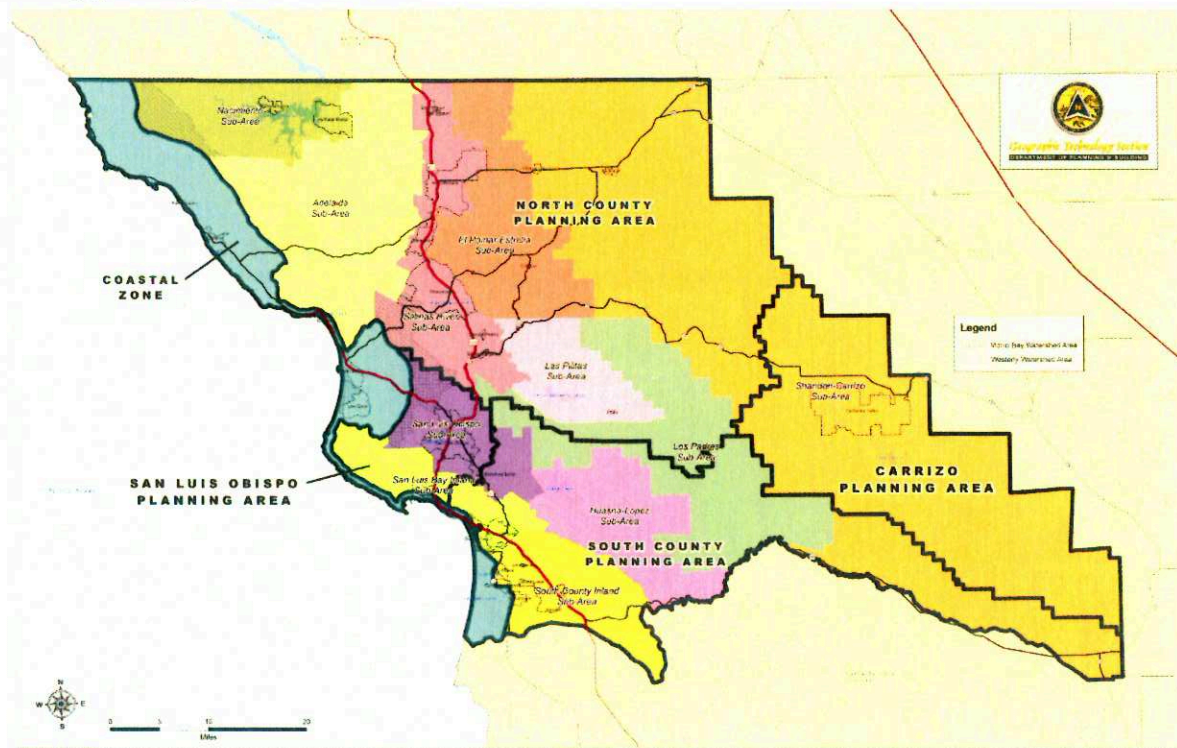
Community Plans

Village Plans

The community and village plans contain the goals, policies, programs, and related background information for the County's unincorporated urban and village areas in the inland part of the county. All proposed changes are for the reorganization and reformatting purpose. No changes are proposed to any goals, policies, programs, background data, or statistics.

Part IV – Official Maps

The Official Maps are on file in the County Department of Planning and Building. They show how the land use categories and combining designations are applied to each parcel of land in the county. The Official Maps are proposed to be revised to reflect the new boundaries for the four new planning areas. No land use category or combining designation changes are proposed. The following map shows the new planning area boundaries in relation to the existing planning area boundaries.



Land Use Ordinance (LUO)

The attached Exhibits G-1, G-2, G-3, and G-4 show the proposed Ordinance amendments. Your Commission was previously provided a version which highlighted the deletions with strikeouts, and proposed additions with underlined text. The following is a summary discussion of the proposed amendments:

The Planning Area Standards are currently contained in Article 9 of the LUO. The standards are proposed to be reorganized based on the boundaries of the four new planning areas. The areawide and rural standards will remain in Article 9, while community and village standards are contained in a new Article 10.

The only modifications proposed to any planning area standard are to improve clarity. Some redundant and extraneous planning area standards have been removed. The modifications proposed as part of this project do not change the net effect of the Planning Area Standards. As such, site-specific standards restricting density, requiring elevated permits, or imposing other requirements will remain intact.

Additional changes include the following:

- Article 9.5. (Dalidio Ranch initiative) renumbered as Article 11.
- Highway Corridor and Transit Oriented Design Standards have been extracted from Article 9 and moved to Chapter 22.10.
- Former Article 9 is now split into Articles 9 and 10. References to these articles must be updated throughout Title 22, in the Shandon Community Plan, and the West Tefft Corridor Design Plan.
- Most figures have been re-numbered without any further alteration. Some figures required alteration for clarification, or to show new planning area boundaries, and several new figures are introduced to add clarity.

STAFF COMMENTS

The following discussion responds to the main concerns about this proposal that have been expressed by the public.

Concerns have been raised regarding the proposed consolidation of the 11 area plans into four plans covering much larger areas. With the exception of the San Luis Obispo Planning Area, the proposed four new planning areas do encompass much larger areas, but this has two key advantages: 1) fewer updates will be needed for the rural areas, which saves time and taxpayer money, 2) planning area boundaries are based on watershed boundaries, which enables more effective planning for water resources. For example, instead of the Paso Groundwater Basin being in six different planning areas-- as is the case now--it would be in only one planning area, together with policies and standards that affect that area. This enables more effective and efficient planning with less potential conflicts in policies and standards.

Concerns have also been raised regarding the creation of 13 separate community and village plans. The establishment of separate community and village plans will provide an opportunity for more community-focused planning. This will enable individual community plan updates focused on the community rather than several communities and rural areas together. For example, a

separate community plan for Templeton could be updated without having to update the entire Salinas River Area Plan, which consists of a rural area, two urban areas besides Templeton, and a village area.

Concerns have been raised regarding rural property owners becoming disenfranchised. However, under this proposal, nothing will effectively change for rural areas except the boundaries of the planning areas. There will still be the same ability to plan for rural areas, rural neighborhoods and smaller rural areas as there is under the current organization of the Land Use Element (LUE). In fact, the reorganized LUCE retains the existing planning area boundaries as "subareas." In addition, the new area plans will still deal with rural neighborhoods, areas and sites through text and through planning area standards in the LUO. In addition, the reorganization does not at all affect the advisory councils and their areas of interest, which will remain as is.

In addition, the timing and purpose of the reorganization has been questioned. The purpose of the reorganization is to make the Land Use Element and Circulation Element easier to update in the future. By expending resources on this reorganization now, the County will save money down the road when the area plans are updated. The reorganization also makes the LUCE more user- friendly.

COMMUNITY ADVISORY GROUP COMMENTS

Avila Valley Advisory Council (AVAC) – April 8, 2013; AVAC voted to encourage postponement of the LUCE reorganization until the San Luis Bay Area Plan contents are updated. The group noted that the area plan was updated in 1987, is outdated and is neither factual nor pertinent as a tool to guide future land uses. AVAC suggested that the document be clearly labeled as a format update only to avoid confusion and expectations that the document has current data at the time of adoption. AVAC provided suggested wording changes to the San Luis Bay Plan.

Santa Margarita Advisory Group (SMAAC) – February 13, 2013; SMAAC voted with one abstention to take the project off calendar while this is looked at a little more and to seek further input from the community as to whether and how to proceed with reorganization. Concerns were raised as to the need for the reorganization, separating the rural villages from the area plans and loss of community input.

Creston Advisory Body (CAB) – February 20, 2013; CAB voted unanimously to recommend that the County not proceed with the proposed consolidation of the many existing planning areas into only four area plans. It was felt that the individual needs of the diverse communities in San Luis Obispo County would be lost if this consolidation was finalized.

Oceano Advisory Council (OAC) – February 25, 2013; OAC voted unanimously to support the reorganization but also requested that the County consider adding an update to the Oceano/Halcyon plan as a future priority.

Templeton Area Advisory Group (TAAG) – February 21, 2013; TAAG unanimously voted to not support the proposed changes to the LUCE and request that it be taken off calendar. TAAG further stated that if the project is not taken off calendar, they will provide additional comments and concerns to the Planning Department and Board of Supervisors on specific issues of concern they have identified (TAAG was notified that the project was not taken off calendar by the Board of Supervisors – to date, TAAG has not provided staff with the "specific areas of concern").

OTHER AGENCY INVOLVEMENT

Air Pollution Control District -- March 6, 2013: Suggests a correction for Framework for Planning, noting in Table 1 that Energy information is now included in the Conservation and Open Space Element.

County General Services -- No response received.

Public Works -- No comments.

Environmental Health -- No response received.

Agriculture Department -- No comments.

Water Resources Advisory Council -- February 6, 2013: Supported LUCE reorganization.

Farm Bureau -- February 7, 2013: Questions some of the proposed large area plan boundaries and questions the need for the reorganization.

ATTACHMENTS

1. Exhibit LRP2008-00002: A - Findings
2. Exhibit LRP2008-00002:B - Amendments to Part 1 - Inland Framework for Planning
3. Exhibit LRP2008-00002:C - The Inland Area Plans, Part II of the Land Use Element
4. Exhibit LRP2008-00002:D - Community/Village Plans, Part III
5. Exhibit LRP2008-00002:E -- Amendments to the Official Maps, Part IV of the Land Use Element
6. Exhibit LRP2008-00002:F Amendments to County General Plan Documents for Article 9.5 Validity references
7. Exhibit LRP2008-00002:G-1 - Amendments to Article 9 - Planning Area Standards -- Title 22, Land Use Ordinance (Inland)
8. Exhibit LRP2008-00002:G-2 - Amendments to Article 10 - Community Planning Standards - Title 22, Land Use Ordinance (Inland)
9. Exhibit LRP2008-00002:G-3 -- Highway Corridor Design Standards and Transit Oriented Standards, Title 22, Land Use Ordinance (Inland)
10. Exhibit LRP2008-00002:G-4 -- Reference Updates to Title 22, Land Use Ordinance (Inland)

EXHIBIT LRP2008-00002: A - FINDINGS*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Amendment

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because, with the exception of minor non-substantive changes, no language in the documents was changed.
- C. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area in conformance with the existing standards of the Land Use Ordinance.
- D. The proposed amendments will consolidate and reorganize planning area boundaries and area plans, saving time and costs when plans are updated in the future, and will consolidate the goals, policies, programs, and information for communities into separate plans, making the overall LUCE easier to use.

**Exhibit LRP 2008-00002:B
Amendments to Part I - Inland
Framework for Planning**

**A copy of Amendments to Part I - Inland Framework
for Planning - Land Use and Circulation Elements
(LUCE) is on file with the
Clerk of the Planning Commission.**

**The public can access a copy of the Land Use and
Circulation Elements (LUCE) at the Clerk's office or
through the Department of Planning and Building
website: www.sloplanning.org**

**Members of the Planning Commission – these amendments
were provided to the Commissioners on a flash drive under
separate cover.**

Exhibit LRP 2008-00002:C Part II – The Inland Area Plans

**A copy of Part II - The Areas Plans,
which is made up of the following:**

Carrizo Area Plan

North County Area Plan

San Luis Obispo Area Plan

South County Area Plan

is on file with the Clerk of the Planning Commission.

**The public can access a copy of the Land Use and
Circulation Elements (LUCE) at the Clerk's office or
through the Department of Planning and Building
website: www.sloplanning.org**

**Members of the Planning Commission - This Plan was
provided to the Commissioners on a flash drive under
separate cover.**

Exhibit LRP 2008-00002:D Part III – Community / Village Plans

**A copy of Part III – Community /Village Plans,
which is made up of the following:**

**Avila Beach Community Plan
California Valley Village Plan
Creston Village Plan
Heritage Ranch Village Plan
Los Ranchos/Edna Village Plan
Nipomo Community Plan
North County Villages Plan
Oak Shores Village Plan
Oceano Community Plan
San Miguel Community Plan
Santa Margarita Community Plan
South County Villages Plan
Templeton Community Plan**

is on file with the Clerk of the Planning Commission.

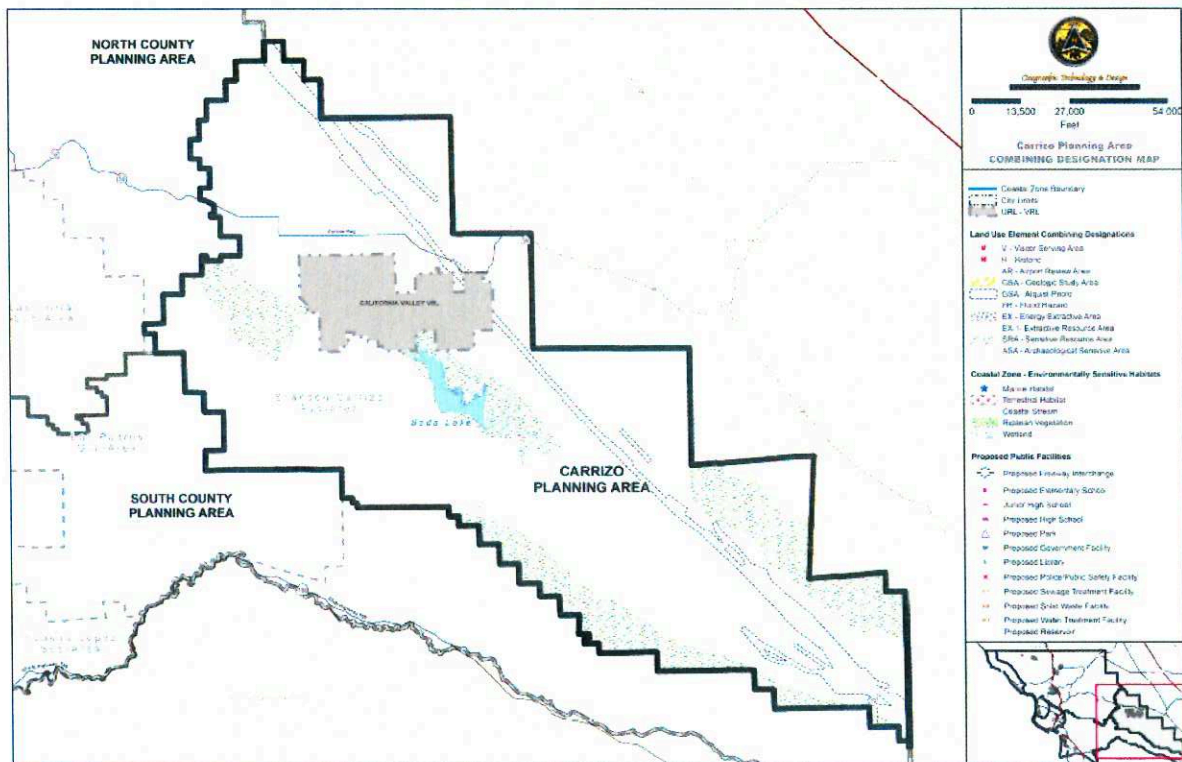
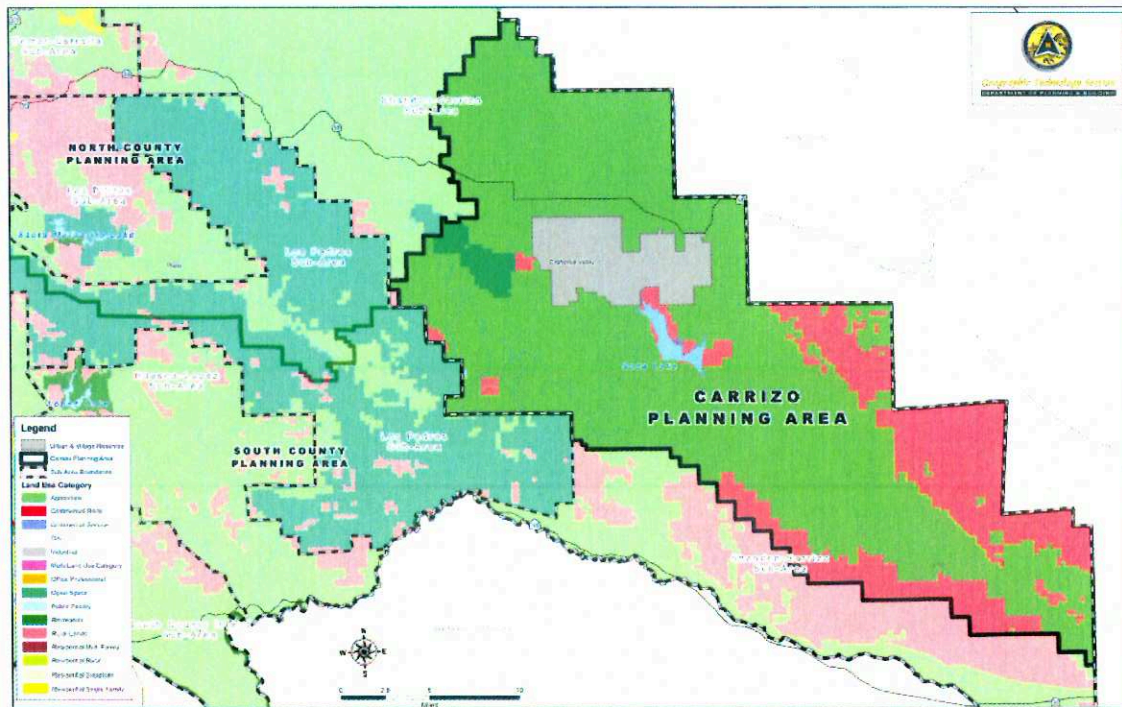
**The public can access a copy of the Land Use and
Circulation Elements (LUCE) at the Clerk's office or
through the Department of Planning and Building
website: www.sloplanning.org**

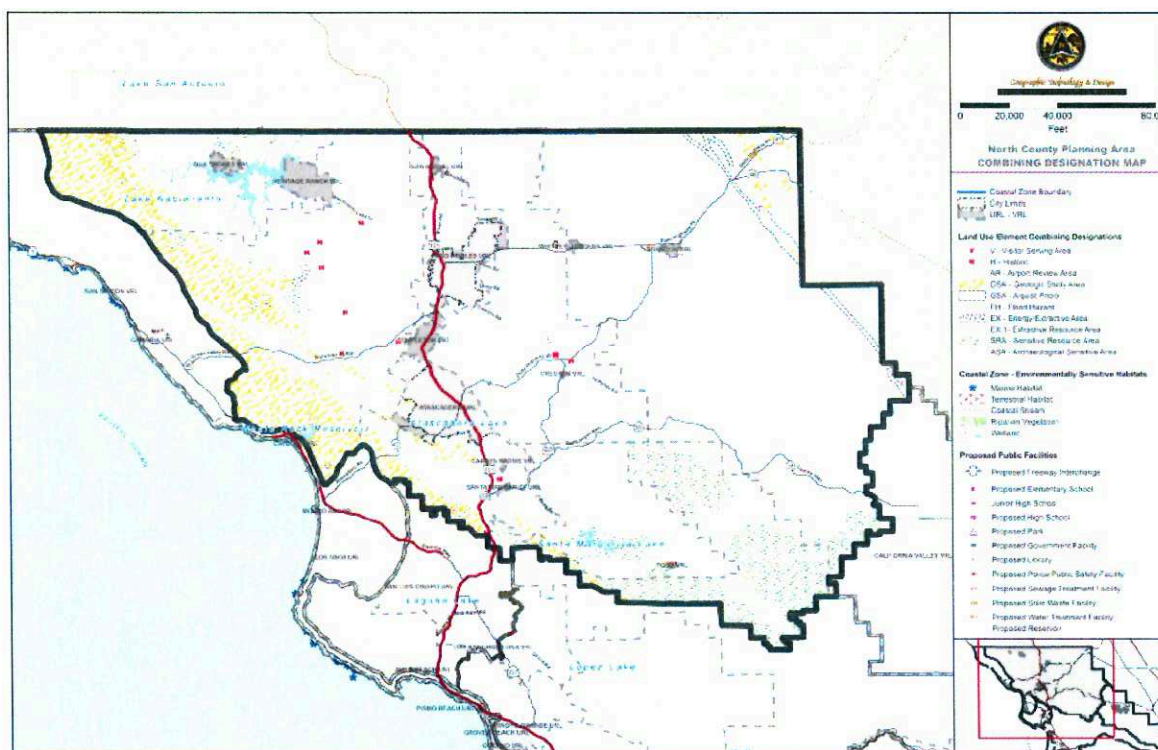
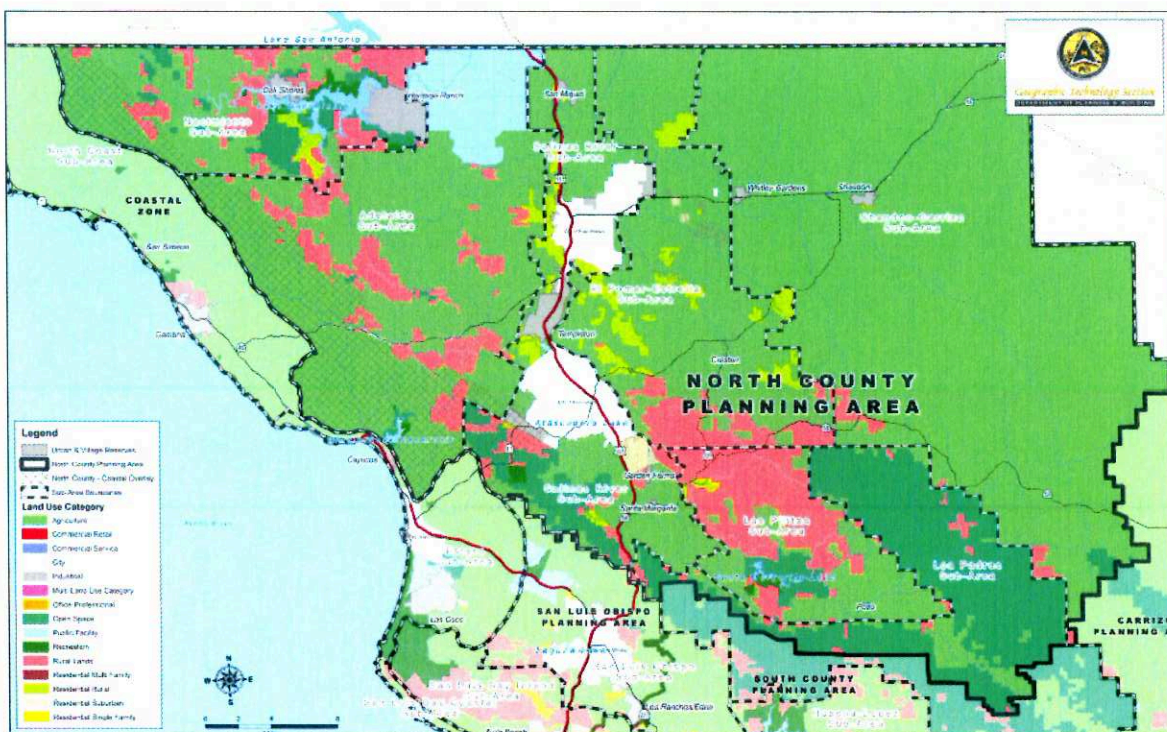
**Members of the Planning Commission - these plans were
provided to the Commissioners on a flash drive under
separate cover.**

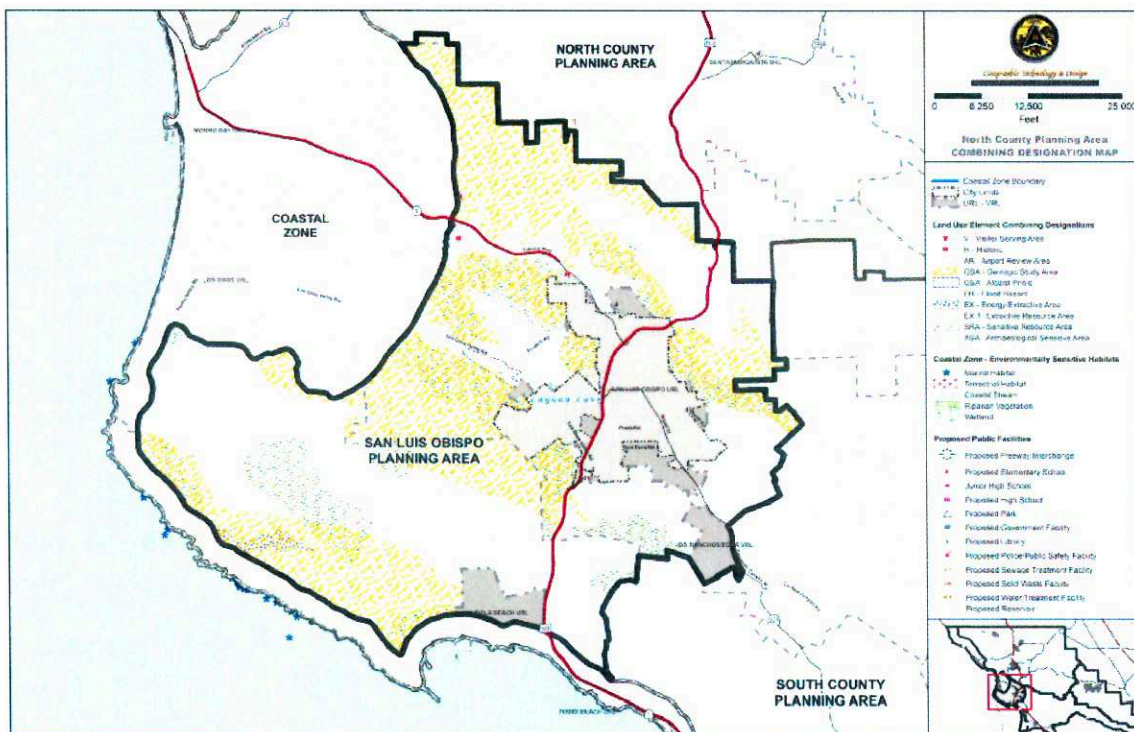
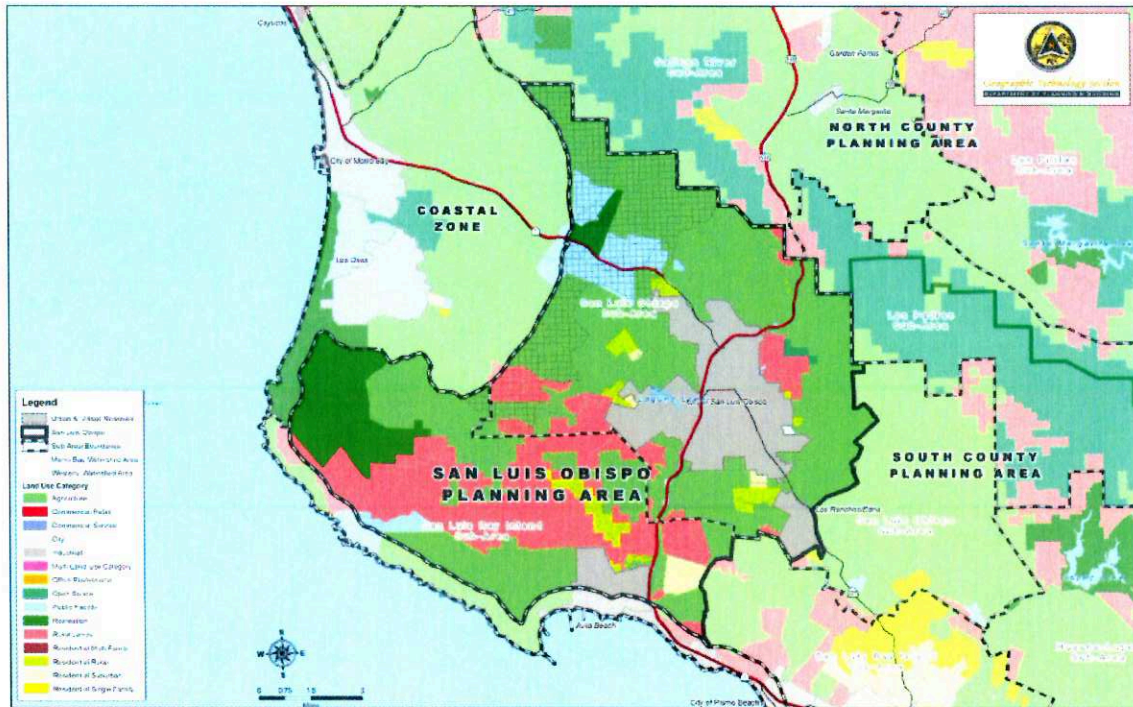
Exhibit LRP 2008-00002:E Amendments to the Official Maps

Amendments to the Official Maps, Part IV of the Land Use Element to change the planning area boundaries on all applicable Official Maps to reflect the revised inland planning area boundaries.

No changes are proposed to any land use category or combining designation.







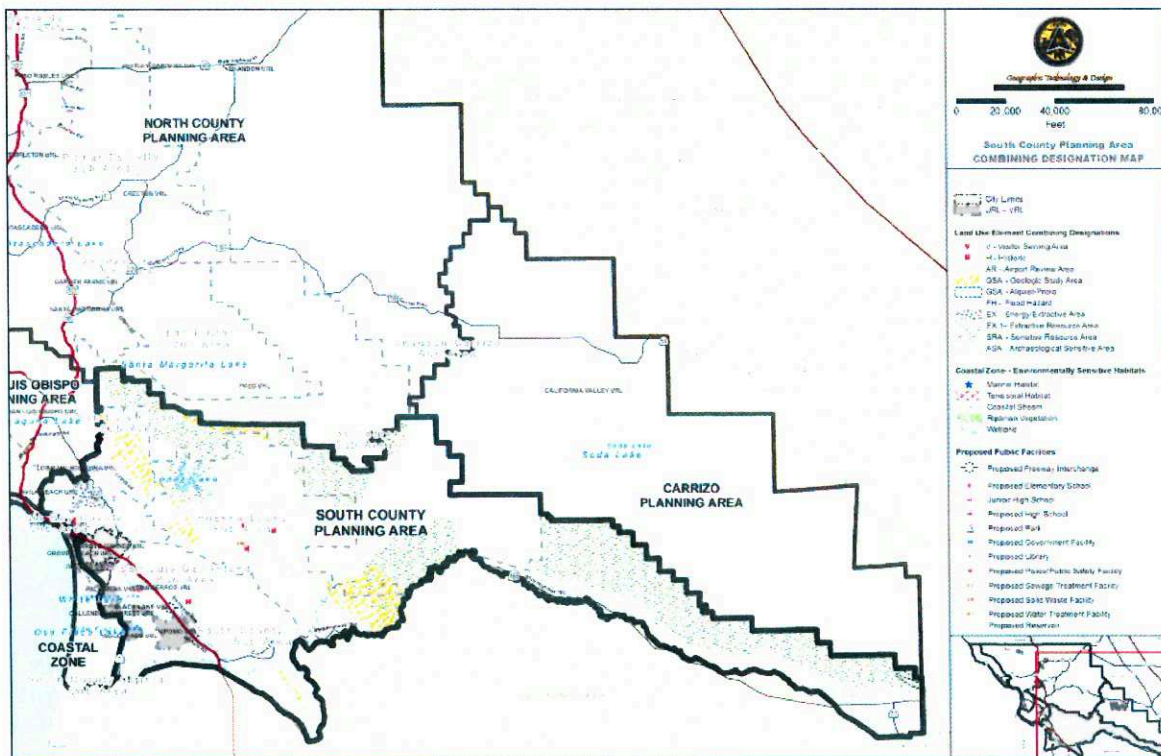
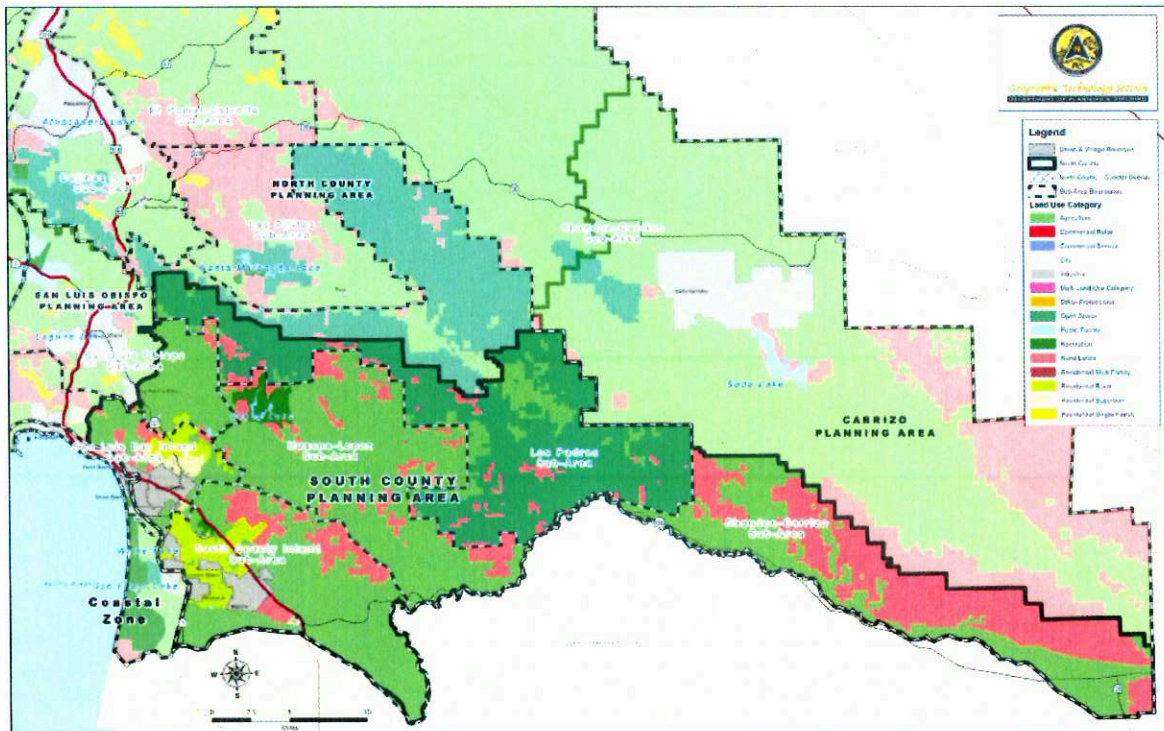


Exhibit LRP 2008-00002:F

Amendments to the San Luis Obispo County General Plan to delete all references to Article 9.5 referring to Dalidio Ranch Zoning District and replace with references to Article 11 in the following Elements:

**Agriculture Element
Conservation and Open Space
Economic Element
Housing Element
Safety Element**

Exhibit LRP 2008-00002:G-1

**Amendments to Article 9 - Planning Area
Standards - Title 22,
Land Use Ordinance (Inland)**

**A copy of Amendments to Article 9 - Planning Area
Standards - Title 22, Land Use Ordinance (Inland) is
on file with the Clerk of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the amendments to
Article 9 were provided to the Commissioners on a flash
drive under separate cover.**

Exhibit LRP 2008-00002:G-2

**Amendments to Article 10 - Community
Planning Standards - Title 22,
Land Use Ordinance (Inland)**

**A copy of Amendments to Article 10 - Community
Planning Standards - Title 22, Land Use Ordinance
(Inland) is on file with the Clerk of the Planning
Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the amendments to
Article 10 were provided to the Commissioners on a flash
drive under separate cover.**

Exhibit LRP 2008-00002:G-3

**Highway Corridor Design Standards and
Transit Oriented Standards, Title 22,
Land Use Ordinance (Inland)**

**A copy of Highway Corridor Design Standards and
Transit Oriented Standards, Title 22,
Land Use Ordinance (Inland) is on file with the Clerk
of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the Highway
Corridor Design Standards and Transit Oriented Standards
were provided to the Commissioners on a flash drive under
separate cover.**

Exhibit LRP 2008-00002:G-4

**Reference Updates to Title 22,
Land Use Ordinance, (Inland)**

**A copy of Reference Updates to Title 22,
Land Use Ordinance (Inland) is on file with the Clerk
of the Planning Commission**

**The public can access a copy of Title 22, the Land Use
Ordinance, at the Clerk's Office or through the
Department of Planning and Building website:
www.sloplanning.org**

**Members of the Planning Commission – the Reference
Updates to Title 22, Land Use Ordinance, were provided to
the Commissioners on a flash drive under separate cover.**



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

Date: May 29, 2013
To: Planning Commission
From: Karen Nall, Senior Planner
Subject: Revised Pages for Land Use and Circulation Elements (LUCE) Reorganization (General Plan Amendment LRP2008-0002); Item 1, May 30, 2013 Agenda

The Shandon Community Plan was inadvertently omitted from the public review draft of the LUCE reorganization. Although no changes are proposed to the recently updated Shandon Community Plan, it will be incorporated into Part III of the LUCE (Community/Village Plans) as part of the proposed reorganization. As such, the Shandon Community Plan has been added to the list of community and village plans on the LUCE webpage:

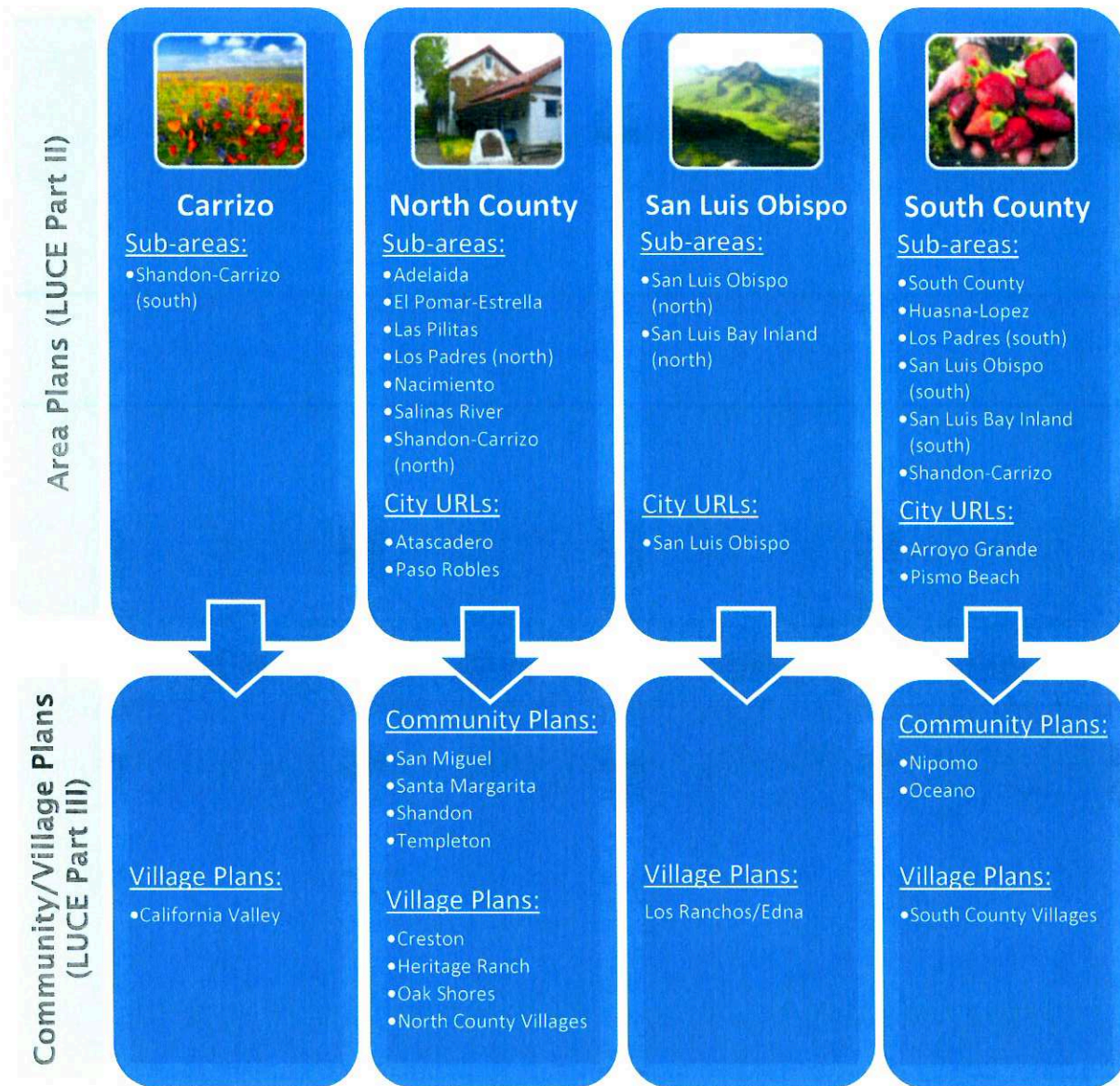
<http://www.slocounty.ca.gov/planning/aboutLUCE.htm>

The following staff report and LUCE document pages (see attached) have also been updated to include the appropriate references to the community of Shandon:

- **The Area Plans – Introduction, Page 1.6.** Shandon is added under the heading “Community Plans” on Figure 3: Summary of Area Plans, Sub-areas, and Community/Village Plans
- **North Couth Area Plan, Page III.1-1.** In the first and third paragraphs, the number of unincorporated areas in the North County is changed from three to four and Shandon is added to the list of North County urban areas, along with San Miguel, Templeton, and Santa Margarita. In the last paragraph, the number of North County urban areas is changed from three to four.
- **Staff Report, Page 3.** Shandon is added under the heading “Community Plans” on the figure showing the summary of area plans, sub-areas, and community/village plans. This is the same change as described in the first bullet point above.

If you have any questions about these changes, please contact me at (805) 781-5606 or by email at knall@co.slo.ca.us

Figure 3: Summary of County Area Plans, Sub-areas, and Community/Village Plans



Chapter 1: Introduction and Goals

1.1 Overview

This plan consolidates and reorganizes the former Adelaida, El Pomar-Estrella, Las Pilitas, Nacimiento, and Salinas River planning areas, and the northern portions of the Los Padres and Shandon-Carrizo planning areas, into a single watershed-based planning area called the North County planning area (refer to Figure 1-1: North County sub-areas). Encompassing 1,035,714 acres, the North County planning area is the largest of the County's four planning areas. It includes the unincorporated areas north of the Cuesta Ridge to Monterey County, and is bounded by the Coastal Zone to the west and Kern County to the east. It contains four unincorporated urban areas (San Miguel, Templeton, Santa Margarita, and Shandon), all located along Highway 101, and six village areas (Creston, Heritage Ranch, Oak Shores, Garden Farms, Whitley Gardens, and Pozo). Chapter 7 of this plan addresses planning issues in the unincorporated area within the Atascadero and Paso Robles URLs.

The North County planning area is experiencing diverse economic growth in all sectors, including agriculture, which traditionally has been the principal industry and the foundation of the rural lifestyle and image of the North County. Much of the new development is increasingly oriented to commuter and retirement living, light industry, service businesses and tourism.

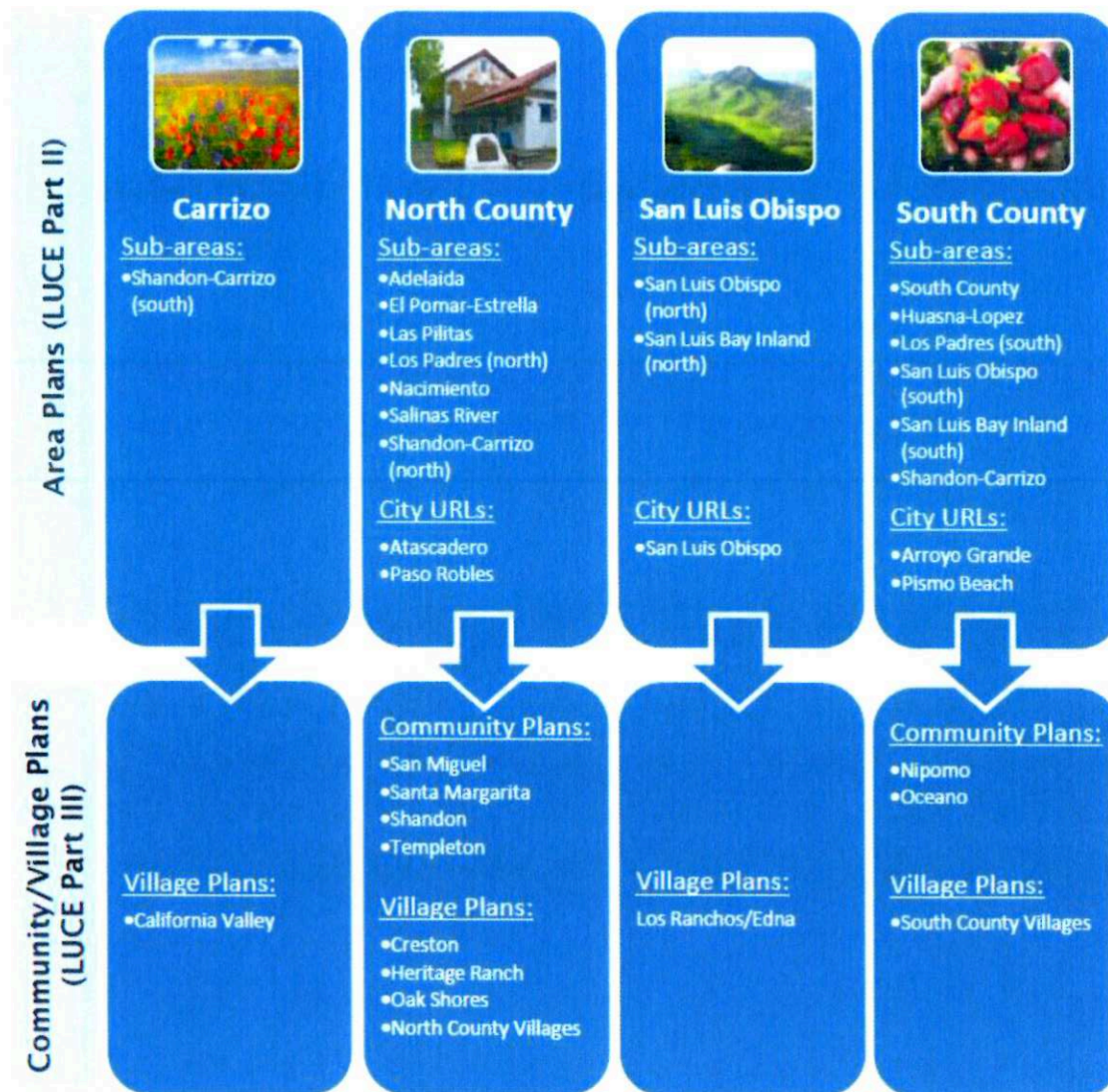
The cities of Atascadero and El Paso de Robles (hereafter referred to as Paso Robles) generate growth in these sectors as the two regional population centers with full urban services. The unincorporated towns of San Miguel, Templeton, Santa Margarita, and Shandon serve local residents with convenient services and some specialized regional facilities, such as the Twin Cities Hospital in Templeton. The planning area has been influenced economically by the city of San Luis Obispo in terms of regional shopping and employment, as well as the housing shortage that "spills over" into the North County.

1.2 Relationship to General Plan

This area plan is part of Part II of the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan is consistent with the other elements of the County General Plan. All other County plans, policies, and programs that involve the unincorporated portions of the North County planning area and are subject to the County General Plan are to be consistent with this plan. In addition, where applicable, all public and private development is to be consistent with this plan. It should be recognized, however, that this plan is subject to higher legal authority: for example, federal and state statutes, case law, and regulations.

Note: The terms "Land Use and Circulation Elements (LUCE)" and "Land Use Element (LUE)" are used interchangeably throughout this document and the County Land Use Ordinance.

This plan contains policies and programs for the rural portions of the North County planning area. It also contains regional policies and programs that affect both urban and rural areas. Policies, programs, text, maps, and other information specifically pertaining to the North County's four urban areas and six village areas are contained in the Community/Village Plans (LUCE Part III). The Community/Village Plans and any future amendments to such plans, is hereby incorporated into the North County Area Plan by reference as though they were fully set forth here.



Part I – Framework for Planning

The Framework for Planning document outlines the overall organization of the Land Use and Circulation Elements. It contains land use and circulation policies and the descriptions of purpose and character for each land use category. The proposed changes to the document are to reflect the proposed changes to the overall reorganization of the LUCE. No changes are proposed to any policy or land use category definition.

Part II – The Area Plans

Currently, there are 11 inland area plans. These plans describe where land use categories are applied and establish policies and programs for land use, circulation, public facilities, services, and resources. The proposed Area Plans document consolidates and reorganizes the contents of the 11 former area plans into plans for the following four new regional planning areas:

- Carrizo
- North County
- San Luis Obispo
- South County

The boundaries of the four new planning areas are based largely on watershed boundaries. The geographic boundaries of the 11 former planning areas have been preserved as “sub-areas” of the four new regional planning areas. All changes are for reorganization and reformatting purposes. No changes are proposed to any policies, programs, data, or statistics.